HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: May 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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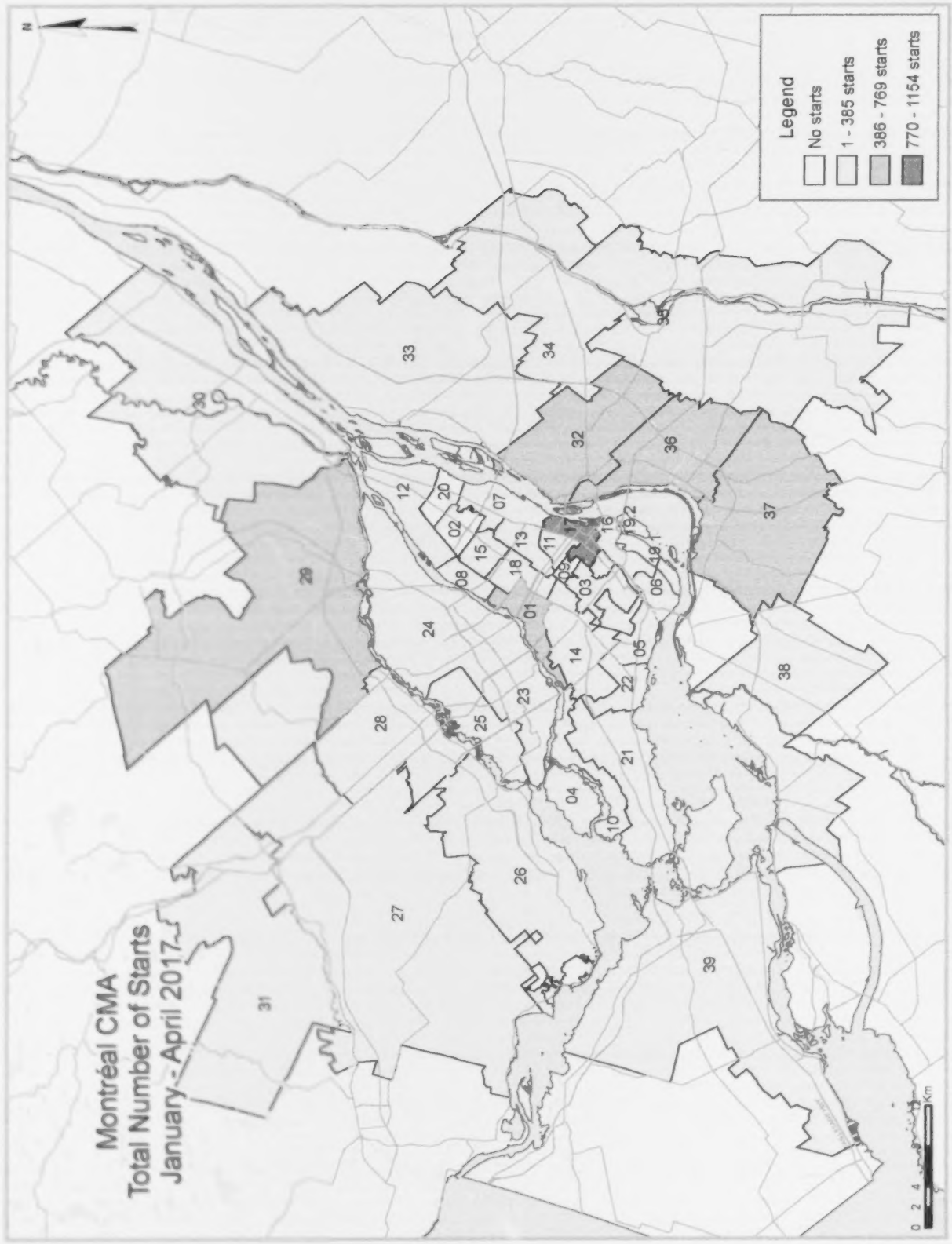
Montréal CMA
Total Number of Starts
January - April 2017
Legend
No starts
1 - 385 starts
386 - 769 starts
770 - 1154 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2017		
Montreal CMA[1]	March 2017	April 2017
Trend[2]	19,230	20,045
SAAR	27,468	20,022
	April 2016	April 2017
Actual		
April - Single-Detached	288	320
April - Multiples	952	1,516
April - Total	1,240	1,836
January to April - Single-Detached	595	671
January to April - Multiples	3,436	5,834
January to April - Total	4,031	6,505

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	320	94	68	0	25	433	11	885	1,836
April 2016	288	116	101	0	58	269	0	322	1,240
% Change	11.1	-19.0	-32.7	n/a	-56.9	61.0	n/a	174.8	48.1
Year-to-date 2017	671	260	192	0	73	2,550	28	2,674	6,505
Year-to-date 2016	595	250	207	0	128	1,125	0	1,560	4,031
% Change	12.8	4.0	-7.2	n/a	-43.0	126.7	n/a	71.4	61.4
UNDER CONSTRUCTION									
April 2017	998	422	531	0	315	9,558	50	9,945	22,000
April 2016	878	390	499	0	289	9,552	0	8,363	20,546
% Change	13.7	8.2	6.4	n/a	9.0	0.1	n/a	18.9	7.1
COMPLETIONS									
April 2017	172	64	82	0	23	690	0	378	1,409
April 2016	140	60	53	0	20	284	0	322	879
% Change	22.9	6.7	54.7	n/a	15.0	143.0	n/a	17.4	60.3
Year-to-date 2017	683	182	201	0	110	1,523	10	921	3,637
Year-to-date 2016	541	144	122	0	85	1,856	7	1,075	3,882
% Change	26.2	26.4	64.8	n/a	29.4	-17.9	42.9	-14.3	-6.3
COMPLETED & NOT ABSORBED									
April 2017	279	171	201	0	90	2,023	n/a	n/a	2,764
April 2016	368	187	163	0	48	2,254	n/a	n/a	3,020
% Change	-24.2	-8.6	23.3	n/a	87.5	-10.2	n/a	n/a	-8.5
ABSORBED									
April 2017	192	52	78	0	20	624	n/a	n/a	966
April 2016	121	54	60	0	36	246	n/a	n/a	517
% Change	58.7	-3.7	30.0	n/a	-44.4	153.7	n/a	n/a	86.8
Year-to-date 2017	685	174	211	0	122	1,567	n/a	n/a	2,759
Year-to-date 2016	535	157	159	0	94	2,083	n/a	n/a	3,028
% Change	28.0	10.8	32.7	n/a	29.8	-24.8	n/a	n/a	-8.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
April 2017	8	10	10	0	0	136	0	136	300
April 2016	7	8	4	0	20	74	0	207	406
Laval									
April 2017	18	6	0	0	0	6	0	45	75
April 2016	21	4	12	0	10	17	0	7	71
North Shore									
April 2017	121	22	27	0	14	50	0	105	339
April 2016	115	34	28	0	28	56	0	30	291
South Shore									
April 2017	134	52	31	0	0	235	11	595	1,058
April 2016	103	68	31	0	0	116	0	77	395
Vaudreuil-Soulanges									
April 2017	39	4	0	0	11	6	0	4	64
April 2016	42	2	26	0	0	6	0	1	77
Montréal CMA									
April 2017	320	94	68	0	25	433	11	885	1,836
April 2016	288	116	101	0	58	269	0	322	1,240
UNDER CONSTRUCTION									
Island of Montréal									
April 2017	83	44	42	0	112	6,469	0	3,766	10,697
April 2016	73	38	125	0	141	6,268	0	3,566	10,375
Laval									
April 2017	76	20	56	0	0	1,037	0	715	1,904
April 2016	65	12	44	0	16	814	0	770	1,887
North Shore									
April 2017	375	78	212	0	52	727	0	1,239	2,683
April 2016	337	102	104	0	83	1,193	0	1,818	3,802
South Shore									
April 2017	350	242	179	0	73	1,137	50	3,290	5,321
April 2016	287	216	128	0	16	1,056	0	1,857	3,640
Vaudreuil-Soulanges									
April 2017	114	38	42	0	78	188	0	935	1,395
April 2016	116	22	98	0	33	221	0	352	842
Montréal CMA									
April 2017	998	422	531	0	315	9,558	50	9,945	22,000
April 2016	878	390	499	0	289	9,552	0	8,363	20,546

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
April 2017	18	4	32	0	5	471	0	3	533
April 2016	7	2	4	0	20	69	0	209	311
Laval									
April 2017	6	6	0	0	0	80	0	6	98
April 2016	12	4	0	0	0	70	0	0	86
North Shore									
April 2017	73	10	28	0	6	16	0	294	427
April 2016	63	24	29	0	0	117	0	60	293
South Shore									
April 2017	59	38	14	0	8	111	0	67	297
April 2016	39	28	15	0	0	28	0	37	147
Vaudreuil-Soulanges									
April 2017	16	6	8	0	4	12	0	8	54
April 2016	19	2	5	0	0	0	0	16	42
Montréal CMA									
April 2017	172	64	82	0	23	690	0	378	1,409
April 2016	140	60	53	0	20	284	0	322	879
COMPLETED & NOT ABSORBED									
Island of Montréal									
April 2017	12	5	23	0	23	565	n/a	n/a	628
April 2016	11	12	11	0	7	645	n/a	n/a	686
Laval									
April 2017	32	19	28	0	4	246	n/a	n/a	329
April 2016	43	32	26	0	10	412	n/a	n/a	523
North Shore									
April 2017	145	68	104	0	40	759	n/a	n/a	1,116
April 2016	216	57	80	0	19	695	n/a	n/a	1,067
South Shore									
April 2017	69	76	24	0	13	378	n/a	n/a	560
April 2016	81	80	30	0	9	460	n/a	n/a	660
Vaudreuil-Soulanges									
April 2017	21	3	22	0	10	75	n/a	n/a	131
April 2016	17	6	16	0	3	42	n/a	n/a	84
Montréal CMA									
April 2017	279	171	201	0	90	2,023	n/a	n/a	2,764
April 2016	368	187	163	0	48	2,254	n/a	n/a	3,020

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket April 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
April 2017	18	4	28	0	6	389	n/a	n/a	445
April 2016	7	4	6	0	18	129	n/a	n/a	164
Laval									
April 2017	13	3	9	0	0	76	n/a	n/a	101
April 2016	8	5	6	0	12	10	n/a	n/a	41
North Shore									
April 2017	73	9	13	0	7	49	n/a	n/a	151
April 2016	48	16	32	0	5	45	n/a	n/a	146
South Shore									
April 2017	69	28	13	0	3	103	n/a	n/a	216
April 2016	39	26	12	0	0	58	n/a	n/a	135
Vaudreuil-Soulanges									
April 2017	19	8	15	0	4	7	n/a	n/a	53
April 2016	19	3	4	0	1	4	n/a	n/a	31
Montréal CMA									
April 2017	192	52	78	0	20	624	n/a	n/a	966
April 2016	121	54	60	0	36	246	n/a	n/a	517

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type April 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Zone 1	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 4	3	2	0	0	0	0	0	0	3	2	50.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	20	0	9	0	29	-100.0
Zone 7	0	1	4	6	0	0	23	16	27	23	17.4
Zone 8	0	0	4	0	0	0	0	0	4	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 11	0	0	0	0	0	0	32	10	32	10	**
Zone 12	2	0	0	0	0	0	24	0	26	0	n/a
Zone 13	0	0	0	0	0	0	0	39	0	39	-100.0
Zone 14	1	0	0	0	0	0	0	0	1	0	n/a
Zone 15	1	1	0	2	0	0	0	0	1	3	-66.7
Zone 16	1	0	0	0	0	0	64	0	65	0	n/a
Zone 17	0	0	0	0	0	0	0	236	0	236	-100.0
Zone 18	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	0	2	0	0	0	0	0	2	0	n/a
Zone 22	0	1	0	0	10	0	129	0	139	1	**
Zone 23	6	7	0	2	0	8	30	14	36	31	16.1
Zone 24	7	9	2	2	0	14	21	0	30	25	20.0
Zone 25	5	5	4	0	0	0	0	10	9	15	-40.0
Zone 26	15	19	8	6	0	6	16	1	39	32	21.9
Zone 27	34	34	0	0	8	26	27	23	69	83	-16.9
Zone 28	13	20	0	0	0	0	0	1	13	21	-38.1
Zone 29	32	17	14	20	33	20	88	43	167	100	67.0
Zone 30	10	7	0	4	0	0	9	6	19	17	11.8
Zone 31	17	18	0	4	0	0	15	16	32	38	-15.8
Zone 32	18	17	8	8	7	19	426	61	459	105	**
Zone 33	18	14	0	10	0	0	9	16	27	40	-32.5
Zone 34	15	8	0	2	3	0	16	12	34	22	54.5
Zone 35	40	33	30	24	7	0	20	32	97	89	9.0
Zone 36	22	12	10	12	12	6	284	30	328	60	**
Zone 37	4	10	0	8	6	4	63	26	73	48	52.1
Zone 38	17	9	4	4	7	0	12	18	40	31	29.0
Zone 39	39	42	4	2	11	26	10	7	64	77	-16.9
Montréal CMA	320	288	94	116	104	153	1,318	683	1,836	1,240	48.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	1	0	0	0	0	409	2	409	3	**
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	0	0	0	0	0	0	59	109	59	109	-45.9
Zone 4	5	4	0	0	0	0	0	0	5	4	25.0
Zone 5	0	0	0	0	0	0	8	0	8	0	n/a
Zone 6	0	0	0	2	0	26	8	170	8	198	-96.0
Zone 7	0	3	4	10	0	0	34	399	38	412	-90.8
Zone 8	1	0	4	0	0	0	0	0	5	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	4	26	0	26	4	**
Zone 11	0	0	0	0	0	0	60	42	60	42	42.9
Zone 12	3	1	4	0	0	0	87	24	94	25	**
Zone 13	0	0	0	0	4	20	7	65	11	85	-87.1
Zone 14	4	1	6	0	7	0	10	0	27	1	**
Zone 15	1	4	0	4	0	0	0	0	1	8	-87.5
Zone 16	2	0	0	0	0	0	66	8	68	8	**
Zone 17	0	0	0	2	0	0	1,154	656	1,154	658	75.4
Zone 18	0	1	0	0	0	0	38	20	38	21	81.0
Zone 19.1	0	0	0	0	0	0	85	0	85	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	3	2	0	0	11	0	0	5	14	-64.3
Zone 22	0	1	0	0	10	12	241	0	251	13	**
Zone 23	13	15	0	6	0	8	363	14	376	43	**
Zone 24	18	14	2	4	16	14	21	320	57	352	-83.8
Zone 25	12	16	14	4	0	0	8	52	34	72	-52.8
Zone 26	33	48	12	22	8	21	68	34	121	125	-3.2
Zone 27	82	83	10	0	32	49	90	57	214	189	13.2
Zone 28	36	28	0	2	16	14	93	9	145	53	173.6
Zone 29	80	42	26	38	47	24	481	136	634	240	164.2
Zone 30	21	16	8	10	9	6	50	13	88	45	95.6
Zone 31	47	53	10	20	0	0	164	96	221	169	30.8
Zone 32	23	26	10	10	13	33	640	172	686	241	184.6
Zone 33	24	23	2	12	0	0	27	111	53	146	-63.7
Zone 34	22	15	0	2	19	4	69	55	110	76	44.7
Zone 35	87	54	72	40	7	0	100	69	266	163	63.2
Zone 36	37	22	18	14	32	14	341	152	428	202	111.9
Zone 37	7	21	26	32	20	19	397	43	450	115	**
Zone 38	24	20	12	10	10	0	70	18	116	48	141.7
Zone 39	86	80	18	4	29	44	17	17	150	145	3.4
Montréal CMA	671	595	260	250	283	323	5,291	2,863	6,505	4,031	61.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	57
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	20	0	0	0	9	0	0
Zone 7	0	0	0	0	16	16	7	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	32	10	0	0
Zone 12	0	0	0	0	24	0	0	0
Zone 13	0	0	0	0	0	19	0	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	64	0	0	0
Zone 17	0	0	0	0	0	0	0	150
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	10	0	0	0	0	0	129	0
Zone 23	0	8	0	0	0	14	30	0
Zone 24	0	14	0	0	6	0	15	0
Zone 25	0	0	0	0	0	3	0	7
Zone 26	0	6	0	0	5	0	11	1
Zone 27	8	26	0	0	4	10	23	13
Zone 28	0	0	0	0	0	0	0	1
Zone 29	33	20	0	0	41	41	47	2
Zone 30	0	0	0	0	0	6	9	0
Zone 31	0	0	0	0	0	3	15	13
Zone 32	7	19	0	0	28	32	398	29
Zone 33	0	0	0	0	0	16	9	0
Zone 34	3	0	0	0	16	12	0	0
Zone 35	3	0	4	0	0	8	20	24
Zone 36	12	6	0	0	143	30	141	0
Zone 37	6	4	0	0	48	8	15	18
Zone 38	0	0	7	0	0	12	12	6
Zone 39	11	26	0	0	6	6	4	1
Montréal CMA	93	153	11	0	433	275	885	322

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	24	2	337	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	109
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	8	0	0	0
Zone 6	0	26	0	0	0	50	8	120
Zone 7	0	0	0	0	24	18	10	381
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	26	0	0	0
Zone 11	0	0	0	0	60	10	0	32
Zone 12	0	0	0	0	78	24	0	0
Zone 13	4	20	0	0	7	59	0	6
Zone 14	7	0	0	0	10	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	66	0	0	8
Zone 17	0	0	0	0	1,128	118	26	452
Zone 18	0	0	0	0	24	20	14	0
Zone 19.1	0	0	0	0	76	0	9	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	11	0	0	0	0	0	0
Zone 22	10	12	0	0	112	0	129	0
Zone 23	0	8	0	0	124	14	239	0
Zone 24	16	14	0	0	6	286	15	34
Zone 25	0	0	0	0	5	18	3	34
Zone 26	8	21	0	0	45	18	23	16
Zone 27	32	49	0	0	19	18	71	39
Zone 28	16	14	0	0	24	4	69	5
Zone 29	47	24	0	0	171	117	310	19
Zone 30	9	6	0	0	15	6	35	7
Zone 31	0	0	0	0	13	14	151	82
Zone 32	10	33	3	0	122	109	518	63
Zone 33	0	0	0	0	12	31	15	0
Zone 34	19	4	0	0	25	27	44	28
Zone 35	3	0	4	0	26	8	74	61
Zone 36	32	14	0	0	161	136	180	16
Zone 37	6	19	14	0	136	8	261	35
Zone 38	3	0	7	0	4	12	66	6
Zone 39	29	44	0	0	9	10	8	7
Montréal CMA	255	323	28	0	2,560	1,137	2,674	1,560

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Zone 1	0	1	0	0	0	0	0	1
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	57	0	57
Zone 4	3	2	0	0	0	0	3	2
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	29	0	0	0	29
Zone 7	4	7	16	16	7	0	27	23
Zone 8	4	0	0	0	0	0	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	4
Zone 11	0	0	32	10	0	0	32	10
Zone 12	2	0	24	0	0	0	26	0
Zone 13	0	0	0	39	0	0	0	39
Zone 14	1	0	0	0	0	0	1	0
Zone 15	1	3	0	0	0	0	1	3
Zone 16	1	0	64	0	0	0	65	0
Zone 17	0	0	0	0	0	150	0	236
Zone 18	0	1	0	0	0	0	0	1
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	0	0	0	0	0	2	0
Zone 22	10	1	0	0	129	0	139	1
Zone 23	6	17	0	14	30	0	36	31
Zone 24	9	15	6	10	15	0	30	25
Zone 25	9	5	0	3	0	7	9	15
Zone 26	23	25	5	6	11	1	39	32
Zone 27	42	52	4	18	23	13	69	83
Zone 28	13	20	0	0	0	1	13	21
Zone 29	65	47	55	51	47	2	167	100
Zone 30	10	11	0	6	9	0	19	17
Zone 31	17	22	0	3	15	13	32	38
Zone 32	33	44	28	32	398	29	459	105
Zone 33	18	24	0	16	9	0	27	40
Zone 34	18	10	16	12	0	0	34	22
Zone 35	73	57	0	8	24	24	97	89
Zone 36	44	32	143	28	141	0	328	60
Zone 37	10	22	48	8	15	18	73	48
Zone 38	21	13	0	12	19	6	40	31
Zone 39	43	70	17	6	4	1	64	77
Montréal CMA	482	505	458	327	896	322	1,836	1,240

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	1	24	2	337	0	409	3
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	0	0	0	59	109	59	109
Zone 4	5	4	0	0	0	0	5	4
Zone 5	0	0	8	0	0	0	8	0
Zone 6	0	2	0	76	8	120	8	198
Zone 7	4	15	24	16	10	381	38	412
Zone 8	5	0	0	0	0	0	5	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	26	0	0	0	26	4
Zone 11	0	0	60	10	0	32	60	42
Zone 12	7	1	78	24	0	0	94	25
Zone 13	0	0	11	79	0	6	11	85
Zone 14	10	1	17	0	0	0	27	1
Zone 15	1	8	0	0	0	0	1	8
Zone 16	2	0	66	0	0	8	68	8
Zone 17	0	2	1,128	118	26	452	1,154	658
Zone 18	0	1	24	20	14	0	38	21
Zone 19.1	0	0	76	0	9	0	85	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	7	0	7	0	0	5	14
Zone 22	10	13	112	0	129	0	251	13
Zone 23	13	29	124	14	239	0	376	43
Zone 24	36	22	6	296	15	34	57	352
Zone 25	26	20	5	18	3	34	34	72
Zone 26	55	82	43	27	23	16	121	125
Zone 27	124	126	19	24	71	39	214	189
Zone 28	52	30	24	18	69	5	145	53
Zone 29	138	94	186	127	310	19	634	240
Zone 30	38	32	15	6	35	7	88	45
Zone 31	57	73	13	14	151	82	221	169
Zone 32	40	69	125	109	521	63	686	241
Zone 33	26	35	12	31	15	0	53	146
Zone 34	37	21	29	27	44	28	110	76
Zone 35	164	94	24	8	78	61	266	163
Zone 36	89	52	159	134	180	16	428	202
Zone 37	39	72	136	8	275	35	450	115
Zone 38	36	30	7	12	73	6	116	48
Zone 39	104	110	38	28	8	7	150	145
Montréal CMA	1,123	1,052	2,623	1,253	2,702	1,560	6,505	4,031

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	0	0	1	0	n/a
Zone 4	5	0	0	0	0	0	0	0	5	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	5	20	146	0	151	20	**
Zone 7	0	2	2	0	0	0	8	6	10	8	25.0
Zone 8	1	0	0	0	0	0	6	0	7	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	4	0	0	0	4	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	2	2	2	0	0	0	19	0	23	2	**
Zone 13	0	0	0	0	0	0	12	18	12	18	-33.3
Zone 14	0	0	0	0	8	0	80	0	88	0	n/a
Zone 15	0	1	0	2	0	0	0	0	0	3	-100.0
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	173	133	173	133	30.1
Zone 18	0	1	0	0	0	0	12	91	12	92	-87.0
Zone 19.1	1	0	0	0	0	0	18	0	19	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	1	0	0	0	4	2	0	6	5	20.0
Zone 22	4	0	0	0	18	0	0	30	22	30	-26.7
Zone 23	1	3	0	0	0	0	77	0	78	3	**
Zone 24	1	5	2	0	0	0	6	70	9	75	-88.0
Zone 25	4	4	4	4	0	0	3	0	11	8	37.5
Zone 26	7	13	2	2	0	0	3	23	12	38	-68.4
Zone 27	20	10	2	2	17	15	24	26	63	53	18.9
Zone 28	10	9	0	4	0	0	149	3	159	16	**
Zone 29	13	14	4	6	7	4	67	22	91	46	97.8
Zone 30	4	8	0	2	10	0	15	91	29	101	-71.3
Zone 31	19	9	2	8	0	0	52	22	73	39	87.2
Zone 32	10	10	10	4	3	0	58	31	81	45	80.0
Zone 33	6	5	2	2	8	0	12	1	28	8	**
Zone 34	5	5	0	0	0	0	54	3	59	8	**
Zone 35	17	13	4	8	0	0	3	23	24	44	-45.5
Zone 36	13	0	6	2	0	8	48	0	67	10	**
Zone 37	1	3	14	8	7	7	3	7	25	25	0.0
Zone 38	7	3	2	4	4	0	0	0	13	7	85.7
Zone 39	16	19	6	2	12	5	20	16	54	42	28.6
Montréal CMA	172	140	84	60	103	63	1,070	616	1,409	879	60.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	1	2	0	0	0	0	3	34	4	36	-88.9
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	2	0	0	0	0	0	58	136	60	136	-55.9
Zone 4	11	2	0	0	0	0	0	0	11	2	**
Zone 5	0	1	0	0	0	0	0	60	0	61	-100.0
Zone 6	0	1	0	4	37	26	158	0	195	31	**
Zone 7	2	5	10	2	8	0	17	35	37	42	-11.9
Zone 8	1	1	0	0	0	0	6	10	7	11	-36.4
Zone 9	0	0	0	0	0	0	0	13	0	13	-100.0
Zone 10	0	0	0	0	4	0	0	0	4	0	n/a
Zone 11	0	0	0	0	0	0	5	19	5	19	-73.7
Zone 12	6	10	10	2	0	0	53	22	69	34	102.9
Zone 13	0	0	0	0	4	0	26	140	30	140	-78.6
Zone 14	3	2	0	0	16	6	88	13	107	21	**
Zone 15	3	4	0	2	0	0	0	0	3	6	-50.0
Zone 16	1	0	0	0	0	0	9	36	10	36	-72.2
Zone 17	0	0	0	0	3	0	517	654	520	654	-20.5
Zone 18	0	1	0	0	0	0	14	104	14	105	-86.7
Zone 19.1	1	0	0	0	0	0	18	0	19	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	9	6	0	0	16	16	2	0	27	22	22.7
Zone 22	8	6	0	0	41	0	0	30	49	36	36.1
Zone 23	11	8	0	4	0	6	80	92	91	110	-17.3
Zone 24	19	15	2	2	9	8	117	123	147	148	-0.7
Zone 25	12	7	8	4	5	0	9	17	34	28	21.4
Zone 26	27	37	26	6	0	4	166	53	219	100	119.0
Zone 27	52	46	4	4	28	15	94	99	178	164	8.5
Zone 28	35	39	2	8	7	6	256	93	300	146	105.5
Zone 29	84	47	20	18	24	11	178	147	306	223	37.2
Zone 30	31	29	0	6	14	0	27	98	72	133	-45.9
Zone 31	55	71	6	8	0	0	133	72	194	151	28.5
Zone 32	30	29	22	6	9	3	112	293	173	331	-47.7
Zone 33	27	11	4	10	8	0	21	40	60	61	-1.6
Zone 34	19	22	0	2	0	0	54	59	73	83	-12.0
Zone 35	75	37	14	14	3	0	70	187	162	238	-31.9
Zone 36	34	14	20	8	0	12	85	69	139	103	35.0
Zone 37	20	16	20	18	7	17	3	52	50	103	-51.5
Zone 38	28	24	10	4	4	4	12	131	54	163	-66.9
Zone 39	77	55	10	12	54	55	73	70	214	192	11.5
Montréal CMA	684	548	188	144	301	189	2,464	3,001	3,637	3,882	-6.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	5	20	0	0	146	0	0	0
Zone 7	0	0	0	0	8	6	0	0
Zone 8	0	0	0	0	6	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	16	0	3	0
Zone 13	0	0	0	0	12	18	0	0
Zone 14	8	0	0	0	80	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	173	15	0	118
Zone 18	0	0	0	0	12	0	0	91
Zone 19.1	0	0	0	0	18	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	4	0	0	2	0	0	0
Zone 22	18	0	0	0	0	30	0	0
Zone 23	0	0	0	0	74	0	3	0
Zone 24	0	0	0	0	6	70	0	0
Zone 25	0	0	0	0	0	0	3	0
Zone 26	0	0	0	0	0	16	3	7
Zone 27	17	15	0	0	4	12	20	14
Zone 28	0	0	0	0	0	2	149	1
Zone 29	7	4	0	0	12	15	55	7
Zone 30	10	0	0	0	0	64	15	27
Zone 31	0	0	0	0	0	18	52	4
Zone 32	3	0	0	0	3	5	55	26
Zone 33	8	0	0	0	6	0	6	1
Zone 34	0	0	0	0	54	0	0	3
Zone 35	0	0	0	0	0	23	3	0
Zone 36	0	8	0	0	48	0	0	0
Zone 37	7	7	0	0	0	0	3	7
Zone 38	4	0	0	0	0	0	0	0
Zone 39	12	5	0	0	12	0	8	16
Montréal CMA	103	63	0	0	692	294	378	322

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	122	58	14
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	60	0	0
Zone 6	37	26	0	0	158	0	0	0
Zone 7	8	0	0	0	10	32	0	3
Zone 8	0	0	0	0	6	4	0	6
Zone 9	0	0	0	0	0	13	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	5	19	0	0
Zone 12	0	0	0	0	40	16	13	6
Zone 13	4	0	0	0	23	140	3	0
Zone 14	16	6	0	0	88	13	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	5	32	4	4
Zone 17	3	0	0	0	491	476	26	126
Zone 18	0	0	0	0	14	0	0	104
Zone 19.1	0	0	0	0	18	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	16	16	0	0	2	0	0	0
Zone 22	41	0	0	0	0	30	0	0
Zone 23	0	6	0	0	77	77	3	15
Zone 24	9	8	0	0	69	116	48	7
Zone 25	5	0	0	0	0	4	9	13
Zone 26	0	4	0	0	0	46	166	7
Zone 27	28	15	0	0	44	60	50	39
Zone 28	7	6	0	0	91	79	165	14
Zone 29	24	11	0	0	88	99	90	48
Zone 30	14	0	0	0	4	64	23	34
Zone 31	0	0	0	0	36	18	97	54
Zone 32	9	3	0	0	13	59	99	234
Zone 33	8	0	0	0	6	20	15	20
Zone 34	0	0	0	0	54	50	0	9
Zone 35	0	0	3	0	40	125	30	62
Zone 36	0	12	0	0	82	24	3	45
Zone 37	7	17	0	0	0	4	3	48
Zone 38	4	4	0	0	12	0	0	131
Zone 39	54	55	0	0	57	38	16	32
Montréal CMA	298	189	3	0	1,536	1,874	921	1,075

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	0	0	0	1	0
Zone 4	5	0	0	0	0	0	5	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	151	20	0	0	151	20
Zone 7	2	2	8	6	0	0	10	8
Zone 8	1	0	6	0	0	0	7	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	4	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	4	2	16	0	3	0	23	2
Zone 13	0	0	12	18	0	0	12	18
Zone 14	8	0	80	0	0	0	88	0
Zone 15	0	3	0	0	0	0	0	3
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	173	15	0	118	173	133
Zone 18	0	1	12	0	0	91	12	92
Zone 19.1	1	0	18	0	0	0	19	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	5	0	0	0	0	6	5
Zone 22	22	0	0	30	0	0	22	30
Zone 23	1	3	74	0	3	0	78	3
Zone 24	3	5	6	70	0	0	9	75
Zone 25	8	8	0	0	3	0	11	8
Zone 26	9	15	0	16	3	7	12	38
Zone 27	39	33	4	6	20	14	63	53
Zone 28	10	15	0	0	149	1	159	16
Zone 29	24	24	12	15	55	7	91	46
Zone 30	8	12	6	62	15	27	29	101
Zone 31	21	17	0	18	52	4	73	39
Zone 32	23	14	3	5	55	26	81	45
Zone 33	8	7	14	0	6	1	28	8
Zone 34	5	5	54	0	0	3	59	8
Zone 35	21	21	0	23	3	0	24	44
Zone 36	19	10	48	0	0	0	67	10
Zone 37	22	18	0	0	3	7	25	25
Zone 38	13	7	0	0	0	0	13	7
Zone 39	30	26	16	0	8	16	54	42
Montréal CMA	318	253	713	304	378	322	1,409	879

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	1	2	3	34	0	0	4	36
Zone 2	0	0	0	0	0	0	0	0
Zone 3	2	0	0	122	58	14	60	136
Zone 4	11	2	0	0	0	0	11	2
Zone 5	0	1	0	60	0	0	0	61
Zone 6	0	5	195	26	0	0	195	31
Zone 7	14	7	16	32	0	3	37	42
Zone 8	1	1	6	4	0	6	7	11
Zone 9	0	0	0	13	0	0	0	13
Zone 10	4	0	0	0	0	0	4	0
Zone 11	0	0	5	19	0	0	5	19
Zone 12	16	12	40	16	13	6	69	34
Zone 13	4	0	23	140	3	0	30	140
Zone 14	11	2	96	19	0	0	107	21
Zone 15	3	6	0	0	0	0	3	6
Zone 16	1	0	5	32	4	4	10	36
Zone 17	3	0	491	476	26	126	520	654
Zone 18	0	1	14	0	0	104	14	105
Zone 19.1	1	0	18	0	0	0	19	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	11	14	16	8	0	0	27	22
Zone 22	33	6	16	30	0	0	49	36
Zone 23	11	12	77	83	3	15	91	110
Zone 24	30	17	69	124	48	7	147	148
Zone 25	25	11	0	4	9	13	34	28
Zone 26	49	42	0	50	170	8	219	100
Zone 27	84	79	44	46	50	39	178	164
Zone 28	50	53	85	77	165	16	300	146
Zone 29	128	72	88	103	90	48	306	223
Zone 30	39	37	10	62	23	34	72	133
Zone 31	60	75	36	18	98	58	194	151
Zone 32	62	38	10	59	101	234	173	331
Zone 33	31	21	14	20	15	20	60	61
Zone 34	19	24	54	50	0	9	73	83
Zone 35	89	51	40	125	33	62	162	238
Zone 36	54	34	82	24	3	45	139	103
Zone 37	47	51	0	4	3	48	50	103
Zone 38	42	32	12	0	0	131	54	163
Zone 39	130	99	68	61	16	32	214	192
Montréal CMA	1,066	807	1,633	1,941	931	1,082	3,637	3,882

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
April 2017	1	7.1	1	7.1	3	21.4	2	14.3	7	50.0	14	-	-
April 2016	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	-	-
Year-to-date 2017	2	5.7	1	2.9	13	37.1	4	11.4	15	42.9	35	-	494,154
Year-to-date 2016	3	11.1	2	7.4	6	22.2	4	14.8	12	44.4	27	-	-
Laval													
April 2017	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	-
April 2016	1	12.5	3	37.5	1	12.5	1	12.5	2	25.0	8	-	-
Year-to-date 2017	0	0.0	2	11.1	5	27.8	7	38.9	4	22.2	18	-	-
Year-to-date 2016	2	6.7	5	16.7	5	16.7	11	36.7	7	23.3	30	-	-
North Shore													
April 2017	18	41.9	11	25.6	7	16.3	6	14.0	1	2.3	43	-	440,153
April 2016	13	38.2	14	41.2	5	14.7	1	2.9	1	2.9	34	-	-
Year-to-date 2017	61	31.0	74	37.6	34	17.3	23	11.7	5	2.5	197	255,000	349,341
Year-to-date 2016	46	28.9	63	39.6	29	18.2	12	7.5	9	5.7	159	-	353,179
South Shore													
April 2017	7	15.2	8	17.4	10	21.7	12	26.1	9	19.6	46	-	772,079
April 2016	4	12.1	9	27.3	9	27.3	6	18.2	5	15.2	33	-	-
Year-to-date 2017	17	13.9	29	23.8	29	23.8	19	15.6	28	23.0	122	-	774,344
Year-to-date 2016	12	9.9	36	29.8	29	24.0	17	14.0	27	22.3	121	-	-
Vaudreuil-Soulanges													
April 2017	5	35.7	7	50.0	0	0.0	1	7.1	1	7.1	14	-	283,101
April 2016	7	38.9	5	27.8	2	11.1	1	5.6	3	16.7	18	-	-
Year-to-date 2017	12	24.0	23	46.0	9	18.0	3	6.0	3	6.0	50	-	283,101
Year-to-date 2016	13	28.3	11	23.9	12	26.1	6	13.0	4	8.7	46	-	-
Montréal CMA													
April 2017	31	25.4	27	22.1	22	18.0	24	19.7	18	14.8	122	435,000	476,823
April 2016	26	26.5	31	31.6	17	17.3	11	11.2	13	13.3	98	360,000	429,663
Year-to-date 2017	92	21.8	129	30.6	90	21.3	56	13.3	55	13.0	422	390,000	445,479
Year-to-date 2016	76	19.8	117	30.5	81	21.1	50	13.1	59	15.4	383	400,000	443,972

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2017						
Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	494,154	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	-	-	n/a	488,456	353,179	38.3
Zone 28	575,440	-	n/a	575,440	-	n/a
Zone 29	-	-	n/a	298,112	-	n/a
Zone 30	271,044	-	n/a	271,044	-	n/a
Zone 31	-	-	n/a	316,925	-	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	772,079	-	n/a	774,344	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	283,101	-	n/a	283,101	-	n/a
Montréal CMA	476,823	429,663	11.0	445,479	443,972	0.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
April 2017	2,789	3,415	14,026	377,369	5.0	371,963	7.2
April 2016	2,862	3,753	17,241	345,257	6.0	351,466	8.7
% Change	-2.6	-9.0	-18.6	9.3	n.d.	5.8	n.d.
YTD 2017	9,323	14,952	14,269	367,519	6.1	n.d.	n.d.
YTD 2016	9,283	16,451	17,365	343,664	7.5	n.d.	n.d.
% Change	0.4	-9.1	-17.8	6.9	n.d.	n.d.	n.d.
CONDOMINIUMS*							
April 2017	1,582	2,460	12,811	284,317	8.1	289,526	11.6
April 2016	1,447	2,547	13,888	271,305	9.6	276,511	13.8
% Change	9.3	-3.4	-7.8	4.8	n.d.	4.7	n.d.
YTD 2017	5,195	11,047	12,713	284,422	9.8	n.d.	n.d.
YTD 2016	4,621	11,107	13,771	269,968	11.9	n.d.	n.d.
% Change	12.4	-0.5	-7.7	5.4	n.d.	n.d.	n.d.
PLEX*							
April 2017	422	600	2,610	510,064	6.2	485,188	7.9
April 2016	427	693	3,062	494,784	7.2	470,841	9.1
% Change	-1.2	-13.4	-14.8	3.1	n.d.	3.0	n.d.
YTD 2017	1,371	2,486	2,571	493,362	7.5	n.d.	n.d.
YTD 2016	1,380	2,722	3,013	479,988	8.7	n.d.	n.d.
% Change	-0.7	-8.7	-14.7	2.8	n.d.	n.d.	n.d.
TOTAL							
April 2017	4,798	6,486	29,519	364,373	6.2	357,367	8.7
April 2016	4,736	7,005	34,281	337,647	7.2	339,692	10.3
% Change	1.3	-7.4	-13.9	7.9	n.d.	5.2	n.d.
YTD 2017	15,902	28,525	29,623	357,155	7.5	n.d.	n.d.
YTD 2016	15,293	30,320	34,234	336,708	9.0	n.d.	n.d.
% Change	4.0	-5.9	-13.5	6.1	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
– Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,128	6.6	66.9	893
	April	561	3.14	4.64		127.4	2,124	6.7	66.7	892
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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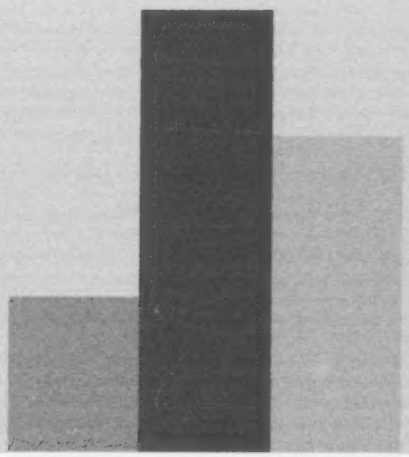

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